

MassDEP RTN 3-23246

Release Abatement Measure Status Report No. 2

121 Washington Street portion of 50 Tufts Street
Somerville, Massachusetts

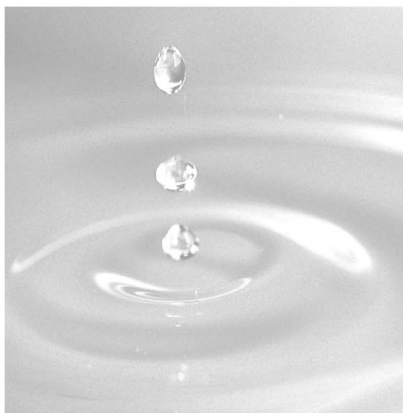
Submitted to:

Massachusetts Department of Environmental Protection
Northeast Regional Office
150 Presidential Way
Woburn, MA 01801

Submitted by:

GEI Consultants, Inc.
400 Unicorn Park Drive
Woburn, MA 01801
781.721.4000

January 20, 2025
Project No. 045163



Christopher O. Coner, CHMM
Project Manager

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Senior Vice President

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Executive Summary

GEI Consultants, Inc. prepared this Release Abatement Measure (RAM) Plan Status Report for Wooden Teeth, LLC (Wooden Teeth) of Somerville, Massachusetts for response actions associated with the construction of a mixed-use building at 121 Washington Street (sometimes referred to as 121-123-125 Washington Street) in Somerville, Massachusetts (the Property; Figure 1). The Property is located within a Massachusetts Department of Environmental Protection (MassDEP) listed disposal site identified as 50 Tufts Street and assigned Release Tracking Number (RTN) 3-23246 (the Site). This report covers work between June 29, 2024, and December 28, 2024.

The Property is currently under construction for a new mixed-use building but was formerly occupied by a small commercial building which was demolished in October 2020. The Property is within the Site boundary associated with a historical release of chlorinated Volatile Organic Compounds (VOCs) to soil and groundwater at 50 Tufts Street, located approximately 160 feet northwest of the Property. From approximately 1955 to approximately 2002, 50 Tufts Street was used for storage and distribution of industrial chemicals, laundry supplies, and dry-cleaning supplies. Chemicals stored at and delivered to and from 50 Tufts Street included chlorinated solvents. These chlorinated VOCs - particularly tetrachloroethylene (PCE), trichloroethylene (TCE), and 1,1,1-trichloroethane (TCA) - have been detected in soil, soil vapor, indoor air, and groundwater at 50 Tufts Street.

Property redevelopment includes construction of a mixed-use building with retail space on the ground floor and apartments above. Construction began in spring 2022. According to Wooden Teeth, groundwater dewatering was not necessary. The RAM includes the installation of a vapor barrier and sub-slab vapor mitigation system.

The RAM began in February 2024 and is expected to be completed in the winter of 2026 when the building is complete and confirmatory sub-slab soil vapor and indoor air samples are collected. Confirmatory sampling is scheduled to begin in the winter of 2025.

1. Introduction

GEI Consultants, Inc. prepared this Release Abatement Measure (RAM) Status Report No. 2 on behalf of Wooden Teeth, LLC (Wooden Teeth) of Somerville, Massachusetts for response actions associated the construction of a multi-family apartment building at 121 Washington Street in Somerville, Massachusetts (the Property; Figure 1). The Property is located within a Massachusetts Department of Environmental Protection (MassDEP) listed disposal site identified as 50 Tufts Street and assigned Release Tracking Number (RTN) 3-23246 (the Site; Figure 2). This report covers work between June 29, 2024 and December 28, 2024.

1.1. Purpose

The purpose of this RAM Status Report No. 2 is to comply with the requirements of the Massachusetts Contingency Plan (MCP, 310 CMR 40.0445). The RAM Plan was submitted in November 2023.

1.2. Submittals

The MassDEP RAM Transmittal Form (BWSC106) is being submitted electronically via eDEP, a copy is in Appendix A.

1.3. Background

The Property is located within a commercial/residential zoning district and fronts residential property to the north and east, Washington Street to the south, and Knowlton Street to the west. The Property is being redeveloped with commercial space on the first floor, and multi-family apartments above. A commercial building was demolished in October 2020.

The Property is within the Site boundary associated with a historical release of chlorinated Volatile Organic Compounds (VOCs) to soil and groundwater at 50 Tufts Street, located approximately 160 feet northwest of the Property. From approximately 1955 to approximately 2002, 50 Tufts Street was used for storage and distribution of industrial chemicals, laundry supplies, and dry-cleaning supplies. Chemicals stored at and delivered to and from 50 Tufts Street included chlorinated solvents. These chlorinated VOCs - particularly tetrachloroethylene (PCE), trichloroethylene (TCE), and 1,1,1-trichloroethane (TCA) - have been detected in soil, soil vapor, indoor air, and groundwater at 50 Tufts Street.

Based on the results of assessments conducted to date, the Site includes the 50 Tufts Street property, together with portions of properties in the neighborhood to the east and west. Based on multiple rounds of groundwater measurements, the general direction of groundwater flow at the Site is to the northeast across Tufts Street toward Knowlton and Franklin Streets.

1.4. Project Description

Site redevelopment is on-going and included the demolition of a previous one-story commercial building and re-development into a mixed-use development. According to the design drawings submitted to the City of Somerville September 21, 2020, the redevelopment consists of ground floor retail space, residential units on the second and third floors, and a roof deck. The soil excavation and building construction were performed by contractors of Wooden Teeth, the current property owner. The total area of disturbance is approximately 4,700 square feet (ft²). According to Wooden Teeth no excess soil was generated during construction activities; additionally, no groundwater dewatering was necessary during excavation for the building foundation and elevator pit.

1.5. Contact Information (310 CMR 40.0444[1][a])

Responsibility for the RAM

Keith Glover
Director of Real Estate
Wooden Teeth, LLC
17 Village Street, Unit 1
Somerville, MA 02143
617-413-5525

Licensed Site Professional (LSP) for the RAM

Ileen Gladstone, P.G., LSP, LEED AP
GEI Consultants, Inc.
400 Unicorn Park Drive
Woburn, MA 01801
781.424.9924
LSP License No. 9719

2. RAM Status Report No. 2

2.1. Status of Response Operations (310 CMR 40.0445[2][a])

During this reporting period components of the sub-slab vapor mitigation system were installed. The building is still under construction and is not occupied.

2.2. New Site Information (310 CMR 40.0445[2][b])

During the reporting period, Wooden Teeth's building contractor finished installation of the vapor barrier (Stego® Drago® Wrap). The vapor barrier and vapor mitigation venting system were installed consistent with the plans and specifications included in the RAM Plan. The area where the vapor barrier was installed during this reporting period is shown on Figure 3, in addition to the portion installed during the last reporting period. The vapor barrier was placed over the crushed stone and sealed with double-sided tape and Stegomastic, a gas-proof barrier, consistent with manufacturer's installation instructions.

On September 18, 2024, A-Zoulas Environmental Enterprises (A-Zoulas) of Hudson, New Hampshire conducted a smoke test of the newly installed vapor barrier. Where smoke penetrated the vapor barrier, A-Zoulas made repairs using double-sided tape and Stegomastic.

The photo log in Appendix B includes photos depicting the installation of the vapor barrier.

GEI visited the Property on December 13, 2024. By this time, installation of the vapor barrier and sub-slab vapor mitigation venting system were complete as the concrete building slab had been poured over the vapor barrier, and the system exhaust riser piping had been extended to the roof. Photos are included in the photo log in Appendix B.

2.3. Remediation Waste (310 CMR 40.0445[2][c])

No remediation waste associated with RTN 3-23246 will be managed as part of this RAM.

2.4. Other Information Required by MassDEP (310 CMR 40.0445[2][d])

No additional information has been requested by MassDEP.

2.5. LSP Opinion (310 CMR 40.0445[2][e])

The actions described in this status report have been performed in accordance with the RAM Plan.

3. Limitations

This RAM Plan was prepared for the use of Wooden Teeth and UniFirst. The conclusions presented in this report are based solely on the information contained or referenced in this report. Additional quantitative information regarding the Site that was not available to us may result in a modification of the findings above. The report has been prepared in accordance with generally accepted hydrogeological practices. No warranty, express or implied, is made.

4. References

MassDEP (2024). The Massachusetts Contingency Plan (MCP), 310 CMR 40.0000. March 1, 2024.

GEI (2024). Phase V Status Report No. 25 and Remedial Monitoring Report No. 40, 50 Tufts Street, Somerville, MA, RTN 3-23246, dated February 2, 2024.

GEI (2024). Release Abatement Measure Plan, 121 Washington Street portion of 50 Tufts Street, Somerville, MA, RTN 3-23246, dated February 28, 2024.

GEI (2024). Phase V Status Report No. 26 and Remedial Monitoring Report No. 41, 50 Tufts Street, Somerville, MA, RTN 3-23246, dated August 7, 2024.

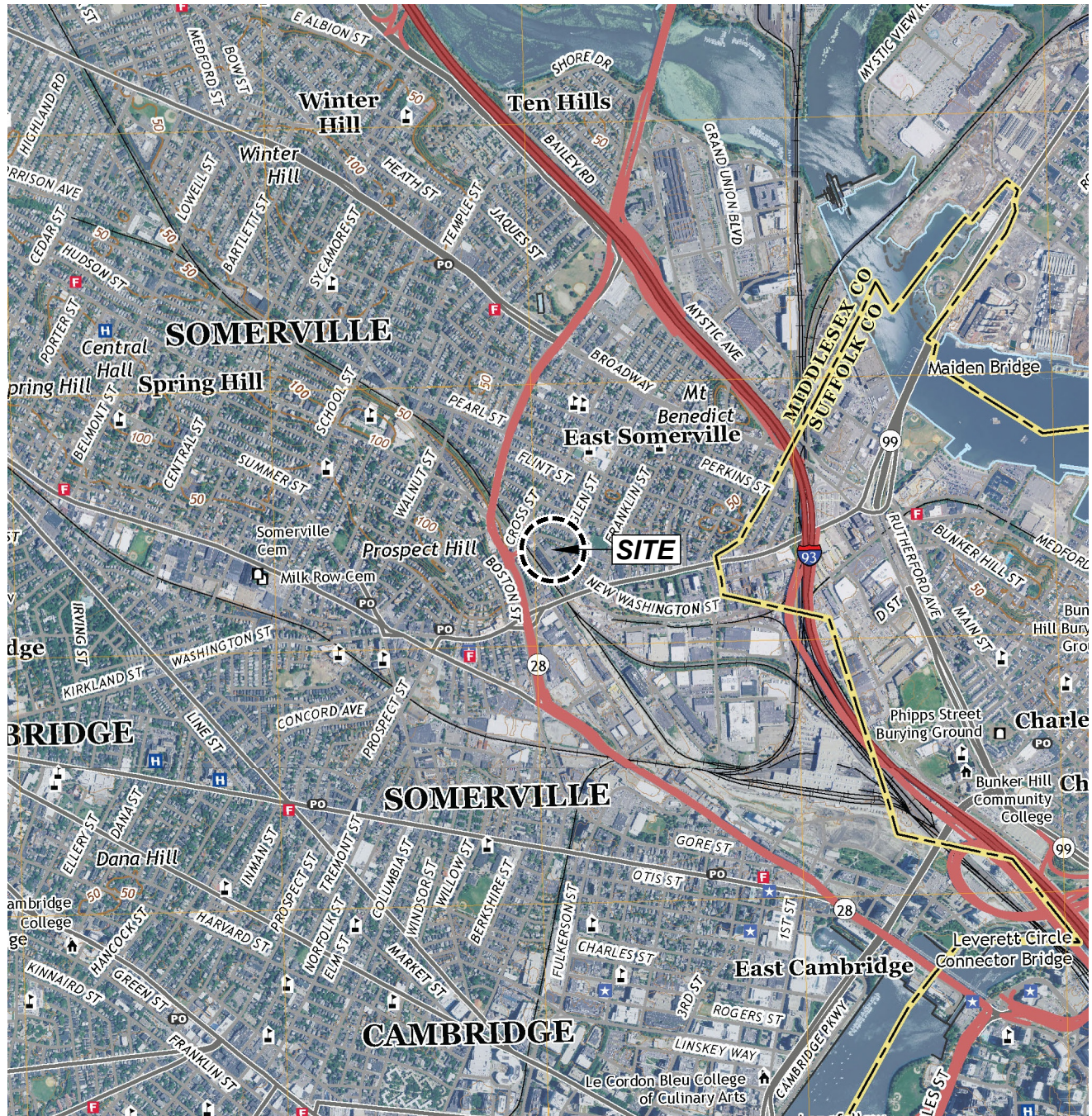
GEI (2024). Release Abatement Measure Status Report No. 1, 121 Washington Street portion of 50 Tufts Street, Somerville, MA, RTN 3-23246, dated July 12, 2024.

Figures

Figure 1. Site Location Map

Figure 2. 121 Washington Street Site

Figure 3. 121 Washington Street First Floor and Sub-Slab Components



This Image is from U.S.G.S. Topographic 7.5 Minute Series
 Boston North, MA Quadrangle, 2018.
 Datum is North American Vertical Datum of 1988 (NAVD88).
 Contour Interval is 10 Feet.



RAM Status Report No. 2
 50 Tufts Street
 Somerville, Massachusetts

Wooden Teeth LLC
 Wilmington, Massachusetts

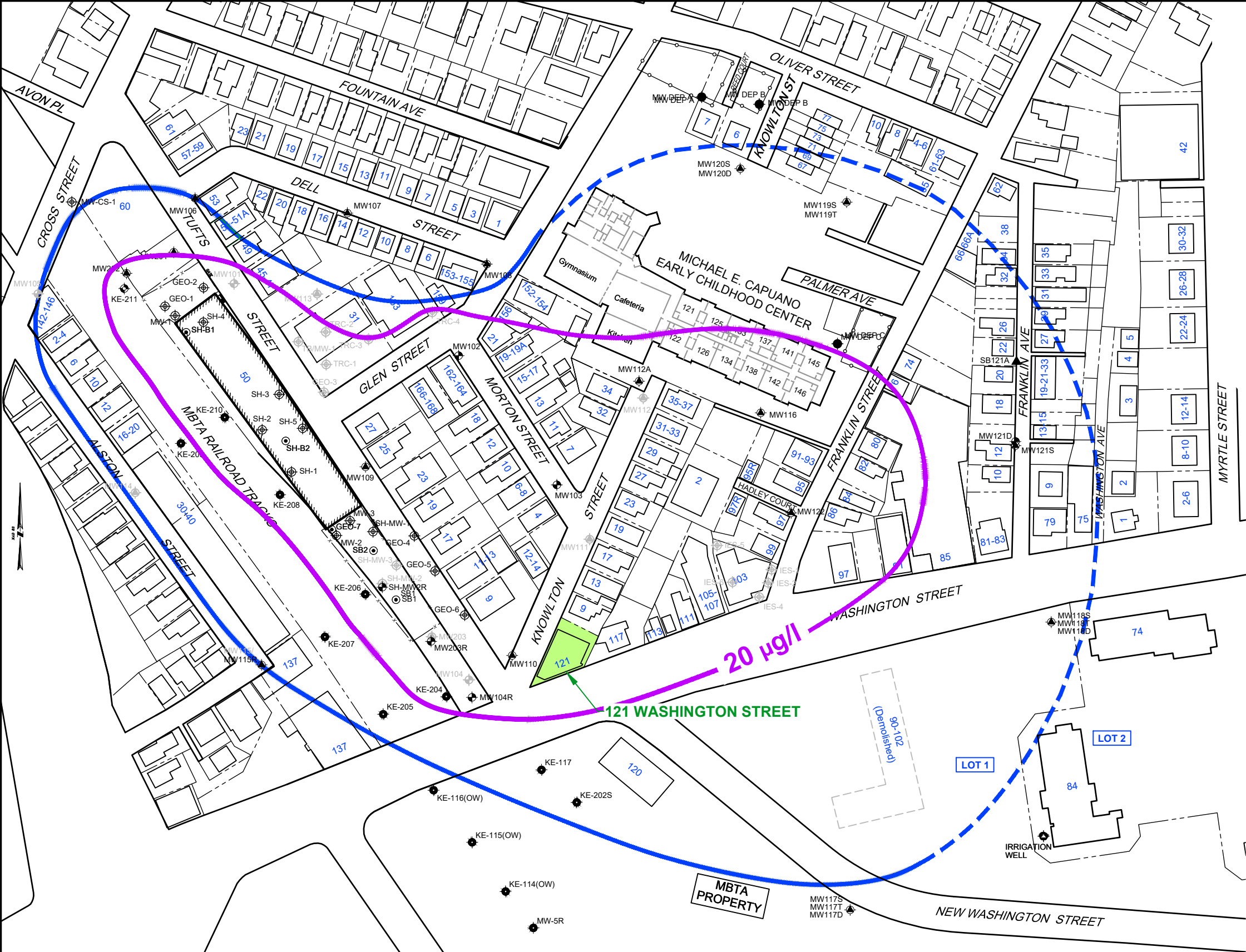


Project 045163

SITE LOCATION MAP

January 2025

Fig. 1



LEGEND:

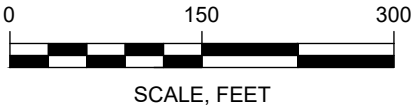
- MONITORING WELL INSTALLED BY TRC, 2014
- SOIL GAS SAMPLING POINT BY TRC, 2014
- MONITORING WELL WITH SOIL VAPOR SAMPLE PORT INSTALLED BY GEI, JANUARY 2007 - JANUARY 2008
- MONITORING WELL BY KLEINFELDER, SEPTEMBER 2012, MARCH 2014, AND APRIL 2014
- MONITORING WELL INSTALLED BY SANBORN HEAD ASSOCIATES, 2002
- MONITORING WELL INSTALLED BY GEOINSIGHT, JUNE 2004
- SOIL BORING ADVANCED BY GEOINSIGHT, AUGUST 2004
- MONITORING WELL INSTALLED BY GEI, MAY 2006
- DRIVEN POINT MONITORING WELL INSTALLED BY MADEP, MAY 2007
- MONITORING WELL INSTALLED PREVIOUSLY, DATE UNKNOWN
- PREVIOUSLY INSTALLED IRRIGATION WELL

- STREET ADDRESS
- MBTA = MASSACHUSETTS BAY TRANSPORTATION AUTHORITY
- DISPOSAL SITE BOUNDARY (DASHED WHERE INFERRED)
- EXTENT OF PCE CONCENTRATION IN SHALLOW GROUNDWATER GREATER THAN OR EQUAL TO 20 µg/l

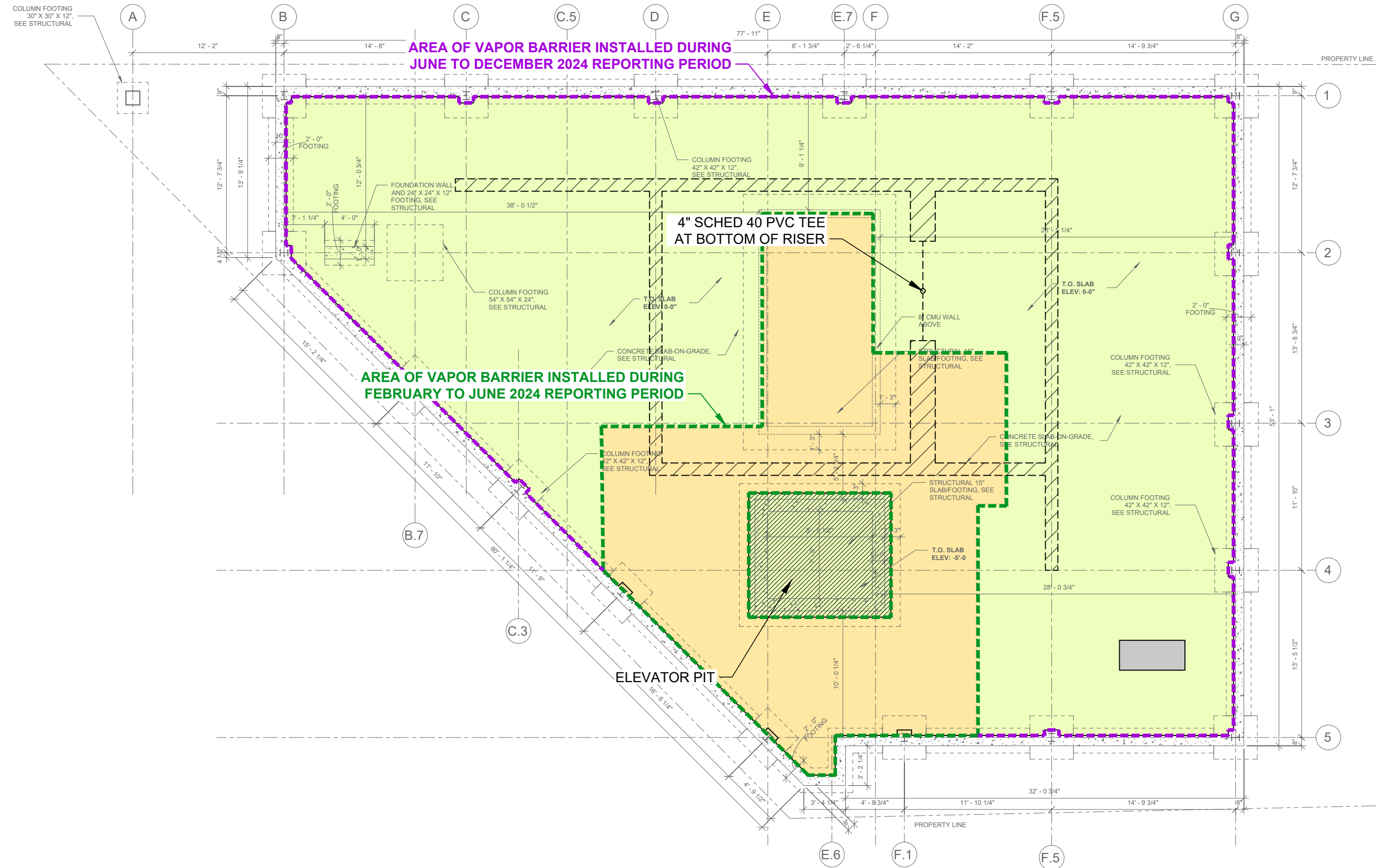
- µg/l = MICROGRAMS PER LITER
- PORTION OF SITE SUBJECT TO THE RAM

GENERAL NOTES:

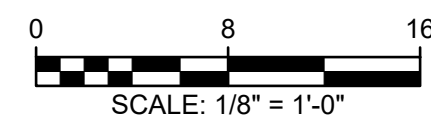
- HORIZONTAL CONTROL FOR THIS PLAN WAS ESTABLISHED BY GPS AND IS BASED ON THE NORTH AMERICAN DATUM OF 1983.
- STREET AND PROPERTY LINES BASED ON SOMERVILLE ASSESSORS' MAPS AND ARE BEST FIT RELATIVE TO THE LOCATION OF THE 50 TUFTS ST. BUILDING.
- MONITORING WELL LOCATIONS WERE ESTABLISHED BASED ON THE GROUND SURVEYS BY BSC GROUP, INC.
- GEI OBSERVED ABANDONMENT OF SH-MW1 AND SH-1 THROUGH SH-5 IN 2007.



RAM Status Report No. 2 50 Tufts Street Somerville, Massachusetts Wooden Teeth LLC Wilmington, Massachusetts	 Project 045163	121 Washington Street Portion of Disposal Site Subject to RAM January 2025	Fig. 2
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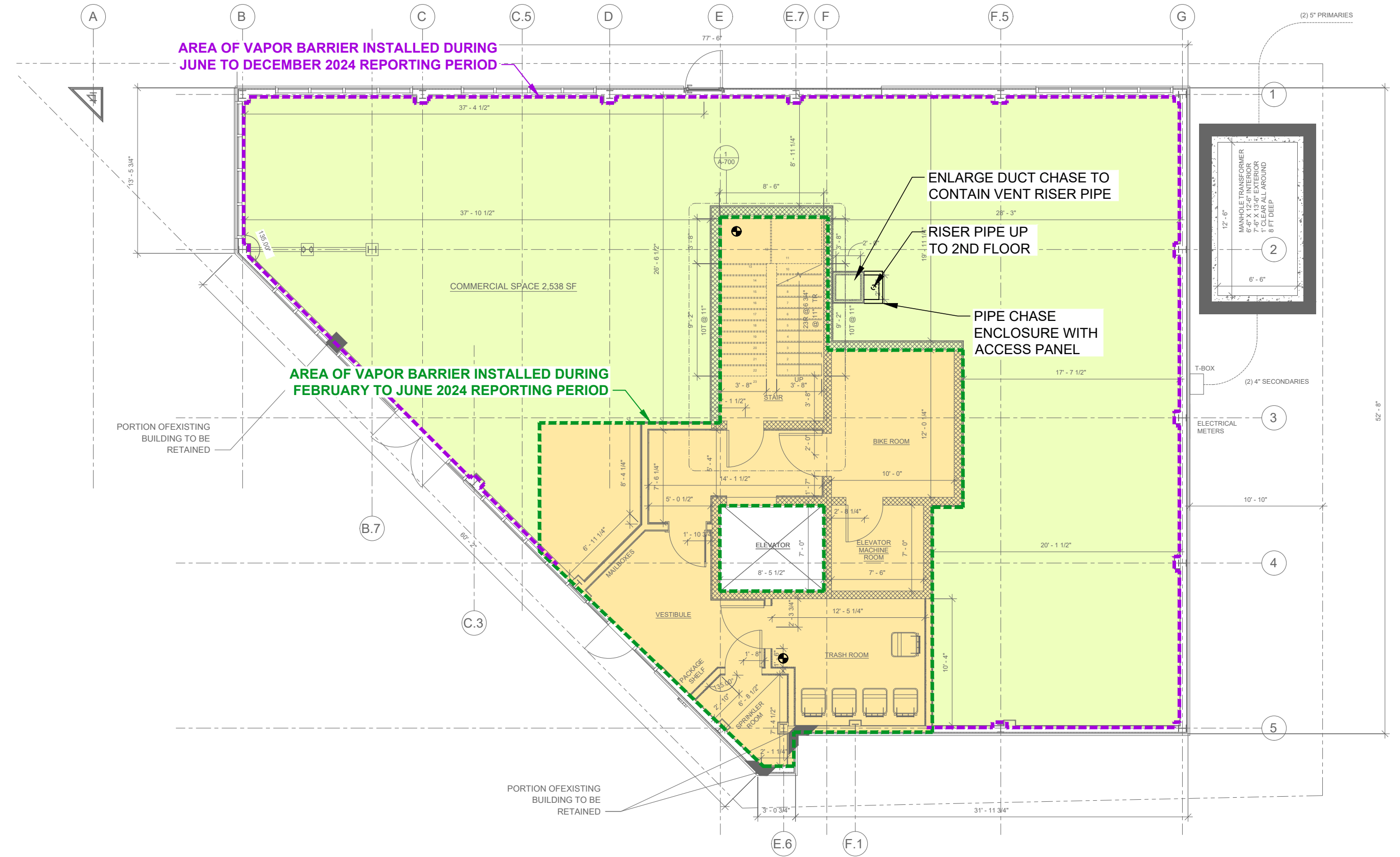
SUB-SLAB PIPING PLAN



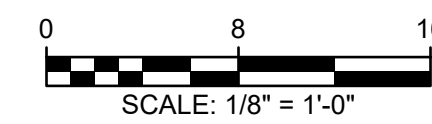
LEGEND:

- GAS BARRIER OR WATERPROOFING PRODUCT SUBSTITUTION APPROVED BY ENGINEER
- 4" PERFORATED SCH 40 PVC (UNDER SLAB)
- 4" SOLID RISER PIPE SCH 40 PVC (TO ROOF)
- LOW-PROFILE VENT STRIP (12" WIDE X 1.0" THICK) (SUB-SLAB)
- EXTENT OF GAS BARRIER MEMBRANE BELOW SLAB (APPROX. 3,172 SQ. FT.)
- SUB-SLAB MONITORING POINT (THROUGH SLAB)

SOURCE:
PLAN BASED ON DRAWING SET: "PROJECT: WASHINGTON STREET RESIDENCES" PREPARED BY KAHLISA DESIGN, DATED 9/21/2020.



1ST FLOOR PIPING PLAN



RAM Status Report No. 2 50 Tufts Street Somerville, Massachusetts Wooden Teeth LLC Wilmington, Massachusetts		121 WASHINGTON STREET FIRST FLOOR AND SUB-SLAB COMPONENTS
Project 045163	January 2025	Fig. 3

MassDEP RTN 3-23246
Release Abatement Measure Status Report No. 2
121 Washington Street portion of 50 Tufts Street
Somerville, Massachusetts
January 20, 2025

Appendix A BWSC Forms



**RELEASE ABATEMENT MEASURE (RAM)
TRANSMITTAL FORM**

Pursuant to 310 CMR 40.0444 - 0446 (Subpart D)

Release Tracking Number

3 - 23246

A. SITE LOCATION:

1. Site Name/Location Aid: 50 TUFTS ST & PROP ACROSS THE ST

2. Street Address: 50 TUFTS ST

3. City/Town: SOMERVILLE 4. Zip Code: 021454129

☒ 5. Check here if the disposal site that is the source of the release is Tier Classified. Check the current Tier Classification Category.

☐ a. Tier I

☐ b. Tier ID

☒ c. Tier II

B. THIS FORM IS BEING USED TO: (check all that apply)

1. List Submittal Date of Initial RAM Plan (if previously submitted): 3/12/2024

(mm/dd/yyyy)

☐ 2. Submit an **Initial Release Abatement Measure (RAM) Plan**.

☐ a. Check here if the RAM is being conducted as part of the construction of a permanent structure. If checked, you must specify what type of permanent structure is to be erected in or in the immediate vicinity of the area where the RAM is to be conducted.

b. Specify type of permanent structure: (check all that apply) ☐ i. School ☐ ii. Residential ☐ iii. Commercial

☐ iv. Industrial ☐ v. Other Specify: _____

☐ 3. Submit a **Modified RAM Plan** of previously submitted RAM Plan.

☒ 4. Submit a **RAM Status Report**.

☐ 5. Submit a **Remedial Monitoring Report**. (This report can only be submitted through eDEP, concurrent with a RAM Status Report.)

a. Type of Report: (check one) ☐ i. Initial Report ☐ ii. Interim Report ☐ iii. Final Report

b. Frequency of Submittal:

☐ i. A Remedial Monitoring Report(s) submitted every six months, concurrent with a RAM Status Report.

☐ ii. A Remedial Monitoring Report(s) submitted annually, concurrent with a RAM Status Report.

c. Number of Remedial Systems and/or Monitoring Programs: _____

A separate BWSC106A, RAM Remedial Monitoring Report, must be filled out for each Remedial System and/or Monitoring Program addressed by this transmittal form.

☐ 6. Submit a **RAM Completion Statement**.

☐ 7. Submit a **Revised RAM Completion Statement**.

8. Provide Additional RTNs:

☐ a. Check here if this RAM Submittal covers additional Release Tracking Numbers (RTNs). RTNs that have been previously linked to a Primary Tier Classified RTN do not need to be listed here. This section is intended to allow a RAM to cover more than one unclassified RTN and not show permanent linkage to a Primary Tier Classified RTN.

b. Provide the additional Release Tracking Number(s) - -

☐ 9. Include in the **RAM Plan** or **Modified RAM Plan** a **Plan for the Application of Remedial Additives** near a sensitive receptor, pursuant to 310 CMR 40.0046(3).

(All sections of this transmittal form must be filled out unless otherwise noted above)



**RELEASE ABATEMENT MEASURE (RAM)
TRANSMITTAL FORM**

Release Tracking Number

3 - 23246

Pursuant to 310 CMR 40.0444 - 0446 (Subpart D)

C. RELEASE OR THREAT OF RELEASE CONDITIONS THAT WARRANT RAM:

1. Media Impacted and Receptors Affected: (check all that apply)
- | | | |
|---|--|---|
| ☐ a. Paved Surface | ☐ b. Basement | ☐ c. School |
| ☐ d. Public Water Supply | ☐ e. Surface Water | ☐ f. Zone 2 |
| ☐ g. Private Well | ☒ h. Residence | ☐ i. Soil |
| ☒ j. Ground Water | ☐ k. Sediments | ☐ l. Wetland |
| ☐ m. Storm Drain | ☒ n. Indoor Air | ☐ o. Air |
| ☐ p. Soil Gas | ☒ q. Sub-Slab Soil Gas | ☐ r. Critical Exposure Pathway |
| ☐ s. NAPL | ☐ t. Unknown | |
| ☐ u. Others | Specify: _____ | |

2. Sources of the Release or TOR: (check all that apply)
- | | | |
|--|---|--|
| ☐ a. Transformer | ☐ b. Fuel Tank | ☒ c. Pipe |
| ☐ d. OHM Delivery | ☐ e. AST | ☒ f. Drums |
| ☐ g. Tanker Truck | ☒ h. Hose | ☐ i. Line |
| ☐ j. UST | Describe: _____ | ☐ k. Vehicle |
| ☐ l. Boat/Vessel | | |
| ☐ m. Unknown | ☐ n. Other: _____ | |

3. Type of Release or TOR: (check all that apply)
- | | | | |
|--|--|---|--|
| ☐ a. Dumping | ☐ b. Fire | ☐ c. AST Removal | ☐ d. Overfill |
| ☐ e. Rupture | ☐ f. Vehicle Accident | ☐ g. Leak | ☒ h. Spill |
| ☐ i. Test Failure | ☐ j. TOR Only | | |
| ☐ k. UST Removal | Describe: _____ | | |
| ☐ l. Unknown | ☐ m. Other: _____ | | |

4. Identify Oils and Hazardous Materials Released: (check all that apply)
- | | |
|--|---|
| ☐ a. Oils | ☒ b. Chlorinated Solvents |
| ☐ c. Heavy Metals | ☐ d. Others |
- Specify: _____

D. DESCRIPTION OF RESPONSE ACTIONS: (check all that apply, for volumes list cumulative amounts)

- | | |
|---|--|
| ☐ 1. Assessment and/or Monitoring Only | ☐ 2. Temporary Covers or Caps |
| ☐ 3. Deployment of Absorbent or Containment Materials | ☐ 4. Temporary Water Supplies |
| ☐ 5. Structure Venting System/HVAC Modification System | ☐ 6. Temporary Evacuation or Relocation of Residents |
| ☐ 7. Product or NAPL Recovery | ☐ 8. Fencing and Sign Posting |
| ☐ 9. Groundwater Treatment Systems | ☐ 10. Soil Vapor Extraction |
| ☐ 11. Remedial Additives | ☐ 12. Air Sparging |
| ☐ 13. Active Exposure Pathway Mitigation System | ☒ 14. Passive Exposure Pathway Mitigation System |
| ☐ 15. Monitored Natural Attenuation | ☐ 16. In-Situ Chemical Oxidation |



**RELEASE ABATEMENT MEASURE (RAM)
TRANSMITTAL FORM**

Release Tracking Number

3 - 23246

Pursuant to 310 CMR 40.0444 - 0446 (Subpart D)

D. DESCRIPTION OF RESPONSE ACTIONS (cont.): (check all that apply, for volumes list cumulative amounts)

☐ 17. Excavation of Contaminated Soils

☐ a. Re-use, Recycling or Treatment	☐ i. On Site	Estimated volume in cubic yards	_____
	☐ ii. Off Site	Estimated volume in cubic yards	_____
iia. Receiving Facility:	_____	Town:	_____ State: _____
iib. Receiving Facility:	_____	Town:	_____ State: _____
iii. Describe:	_____		

☐ b. Store	☐ i. On Site	Estimated volume in cubic yards	_____
	☐ ii. Off Site	Estimated volume in cubic yards	_____
iia. Receiving Facility:	_____	Town:	_____ State: _____
iib. Receiving Facility:	_____	Town:	_____ State: _____

☐ c. Landfill	☐ i. Cover	Estimated volume in cubic yards	_____
Receiving Facility:	_____	Town:	_____ State: _____
	☐ ii. Disposal	Estimated volume in cubic yards	_____
Receiving Facility:	_____	Town:	_____ State: _____

☐ 18. Removal of Drums, Tanks or Containers:

a. Describe Quantity and Amount: _____

b. Receiving Facility:	_____	Town:	_____ State: _____
c. Receiving Facility:	_____	Town:	_____ State: _____

☐ 19. Removal of Other Contaminated Media:

a. Specify Type and Volume: _____

b. Receiving Facility:	_____	Town:	_____ State: _____
c. Receiving Facility:	_____	Town:	_____ State: _____

☐ 20. Other Response Actions:

Describe: _____

☐ 21. Use of Innovative Technologies:

Describe: _____



Massachusetts Department of Environmental Protection
Bureau of Waste Site Cleanup

BWSC 106 12

RELEASE ABATEMENT MEASURE (RAM)
TRANSMITTAL FORM

Release Tracking Number

3 - 23246

Pursuant to 310 CMR 40.0444 - 0446 (Subpart D)

E. LSP SIGNATURE AND STAMP :

I attest under the pains and penalties of perjury that I have personally examined and am familiar with this transmittal form, including any and all documents accompanying this submittal. In my professional opinion and judgment based upon application of (i) the standard of care in 309 CMR 4.02(1), (ii) the applicable provisions of 309 CMR 4.02(2) and (3), and 309 CMR 4.03(2), and (iii) the provisions of 309 CMR 4.03(3), to the best of my knowledge, information and belief,

> if Section B of this form indicates that a **Release Abatement Measure Plan** is being submitted, the response action(s) that is (are) the subject of this submittal (i) has (have) been developed in accordance with the applicable provisions of M.G.L. c. 21E and 310 CMR 40.0000, (ii) is (are) appropriate and reasonable to accomplish the purposes of such response action(s) as set forth in the applicable provisions of M.G.L. c. 21E and 310 CMR 40.0000 and (iii) comply(ies) with the identified provisions of all orders, permits, and approvals identified in this submittal;

> if Section B of this form indicates that a **Release Abatement Measure Status Report** and/or **Remedial Monitoring Report** is being submitted, the response action(s) that is (are) the subject of this submittal (i) is (are) being implemented in accordance with the applicable provisions of M.G.L. c. 21E and 310 CMR 40.0000, (ii) is (are) appropriate and reasonable to accomplish the purposes of such response action(s) as set forth in the applicable provisions of M.G.L. c. 21E and 310 CMR 40.0000 and (iii) comply (ies) with the identified provisions of all orders, permits, and approvals identified in this submittal;

> if Section B of this form indicates that a **Release Abatement Measure Completion Statement** is being submitted, the response action(s) that is (are) the subject of this submittal (i) has (have) been developed and implemented in accordance with the applicable provisions of M.G.L. c. 21E and 310 CMR 40.0000, (ii) is (are) appropriate and reasonable to accomplish the purposes of such response action(s) as set forth in the applicable provisions of M.G.L. c. 21E and 310 CMR 40.0000 and (iii) comply(ies) with the identified provisions of all orders, permits, and approvals identified in this submittal:

I am aware that significant penalties may result, including, but not limited to, possible fines and imprisonment, if I submit information which I know to be false, inaccurate, or materially incomplete.

1. LSP #: 9719
2. First Name: ILEEN S
3. Last Name: GLADSTONE
4. Telephone: 7817214012
5. Ext:
6. Email: igladstone@geiconsultants.com
7. Signature:
8. Date:
9. LSP Stamp:
(mm/dd/yyyy)



Massachusetts Department of Environmental Protection
Bureau of Waste Site Cleanup

BWSC 106 12

RELEASE ABATEMENT MEASURE (RAM)
TRANSMITTAL FORM

Release Tracking Number

3 - 23246

Pursuant to 310 CMR 40.0444 - 0446 (Subpart D)

F. PERSON UNDERTAKING RAM:

1. Check all that apply: ☐ a. change in contact name ☐ b. change of address ☒ c. change in the person undertaking response actions
2. Name of Organization: WOODEN TEETH LLC
3. Contact First Name: KEITH 4. Last Name: GLOVER
5. Street: 17 VILLAGE STREET, UNIT 1 6. Title: _____
7. City/Town: SOMERVILLE 8. State: MA 9. ZIP Code: 021430000
10. Telephone: 6174135525 11. Ext.: 61741 12. Email: _____

G. RELATIONSHIP TO RELEASE OR THREAT OF RELEASE OF PERSON UNDERTAKING RAM:

☒ Check here to change relationship

- ☒ 1. RP or PRP ☐ a. Owner ☐ b. Operator ☐ c. Generator ☐ d. Transporter
☒ e. Other RP or PRP Specify: ELIGIBLE PERSON
- ☐ 2. Fiduciary, Secured Lender or Municipality with Exempt Status (as defined by M.G.L. c. 21E, s. 2)
- ☐ 3. Agency or Public Utility on a Right of Way (as defined by M.G.L. c. 21E, s. 5(j))
- ☐ 4. Any Other Person Undertaking RAM Specify Relationship: _____

H. REQUIRED ATTACHMENTS AND SUBMITTALS:

- ☐ 1. Check here if any Remediation Waste, generated as a result of this RAM, will be stored, treated, managed, recycled or reused at the site following submission of the Remedial Completion Statement. You must submit a Phase IV Remedy Implementation Plan along with the appropriate transmittal form (BWSC 08).
- ☐ 2. Check here if the Response Action(s) on which this opinion is based, if any, are (were) subject to any order(s), permit(s) and/or approval(s) issued by DEP or EPA. If the box is checked, you MUST attach statement identifying the applicable provisions thereof.
- ☐ 3. Check here to certify that the Chief Municipal Officer and the Local Board of Health have been notified of the implementation of a Release Abatement Measure.
- ☐ 4. Check here if any non-updatable information provided on this form is incorrect, e.g. Release Address/Location Aid. Send corrections to bwsc.edep@state.ma.us.
- ☐ 5. If a RAM Compliance Fee is required for this RAM, check here to certify that a RAM Compliance Fee was submitted to DEP, P. O. Box 4062, Boston, MA 02211.
- ☒ 6. Check here to certify that the LSP Opinion containing the material facts, data, and other information is attached.



Massachusetts Department of Environmental Protection
Bureau of Waste Site Cleanup

BWSC 106 12

RELEASE ABATEMENT MEASURE (RAM)
TRANSMITTAL FORM

Release Tracking Number

3 - 23246

Pursuant to 310 CMR 40.0444 - 0446 (Subpart D)

I. CERTIFICATION OF PERSON UNDERTAKING RAM:

1. I, _____, attest under the pains and penalties of perjury (i) that I have personally examined and am familiar with the information contained in this submittal, including any and all documents accompanying this transmittal form, (ii) that, based on my inquiry of those individuals immediately responsible for obtaining the information, the material information contained in this submittal is, to the best of my knowledge and belief, true, accurate and complete, and (iii) that I am fully authorized to make this attestation on behalf of the entity legally responsible for this submittal. I/the person or entity on whose behalf this submittal is made am/is aware that there are significant penalties, including, but not limited to, possible fines and imprisonment, for willfully submitting false, inaccurate, or incomplete information.

2. By: _____ 3. Title: _____
(Signature)

4. For: _____ 5. Date: _____
(Name of person or entity recorded in Section F) (mm/dd/yyyy)

☐ 6. Check here if the address of the person providing certification is different from address recorded in Section F.

7. Street: _____
8. City/Town: _____ 9. State: _____ 10. ZIP Code: _____
11. Telephone: _____ 12. Ext.: _____ 13. Email: _____

YOU ARE SUBJECT TO AN ANNUAL COMPLIANCE ASSURANCE FEE OF UP TO \$10,000 PER BILLABLE YEAR FOR THIS DISPOSAL SITE. YOU MUST LEGIBLY COMPLETE ALL RELEVANT SECTIONS OF THIS FORM OR DEP MAY RETURN THE DOCUMENT AS INCOMPLETE. IF YOU SUBMIT AN INCOMPLETE FORM, YOU MAY BE PENALIZED FOR MISSING A REQUIRED DEADLINE

Date Stamp (EP USE ONLY)



DRAFT COPY

MassDEP RTN 3-23246
Release Abatement Measure Status Report No. 2
121 Washington Street portion of 50 Tufts Street
Somerville, Massachusetts
January 20, 2025

Appendix B Photo Log

121 Washington Street
Somerville, Massachusetts
Sub-slab Vapor Mitigation System Installation Observations – Photo Log
September and December 2024

September 18, 2024

Vapor Barrier Install and Smoke Test Observations (A-Zoulias)



Photo 1. Commercial space (looking west to corner of Washington and Knowlton Street)



Photo 2. Commercial Space (looking south to Washington Street wall)



Photo 3. Commercial Space (looking east, with west bike room wall in top right corner)

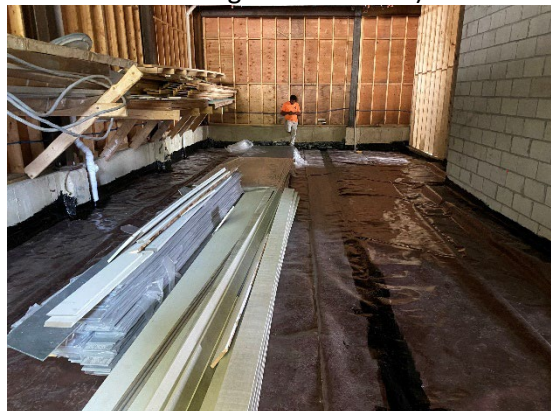


Photo 4. Commercial Space (looking southeast, with north bike room/trash room frame in view)



Photo 5. Example Stegomastic seal on barrier

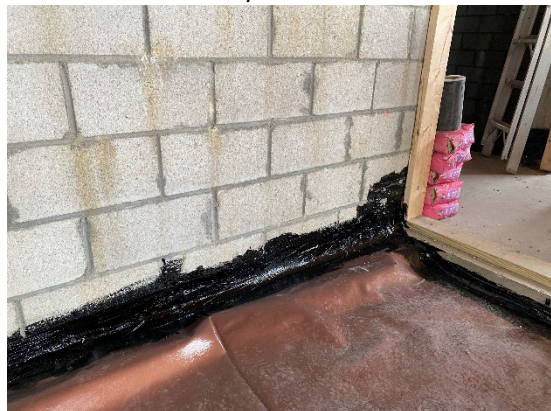
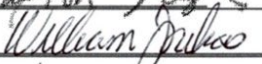


Photo 6. Example Stegomastic seal on walls

121 Washington Street
 Somerville, Massachusetts
 Sub-slab Vapor Mitigation System Installation Observations – Photo Log
 September and December 2024

A-Z Environmental Vapor Barrier SMOKE TESTING			
121 Washington St Somerville, MA.			
DATE	TIME	LOCATION	TEST RESULTS & COMMENTS
9/18/24	5:40PM	Elevator room CMU block wall base	Leak in various areas passed
9/18/24	5:50PM	Wall adjacent to bike room	Leak in wall seams passed
9/18/24	6:05 PM	Lower level Bathroom	Leak in wall seams passed
9/18/24	6:20 PM	Seating area around vertical beams	Leak around vertical columns passed
9/18/24	6:32 PM	Knob/Door St. vertical wall	Leak around wall seams passed
Client Rep			
A-Zoulas Env. Rep			
Comments:	Pointed out all seam releases, Client fixed all seam releases		

121 Washington Street
Somerville, Massachusetts
Sub-slab Vapor Mitigation System Installation Observations – Photo Log
September and December 2024

December 13, 2024

Slab Observations (GEI)



Photo 1. Commercial space (looking west to corner of Washington and Knowlton Street)



Photo 2. Commercial space (looking east from corner of Washington and Knowlton Street)

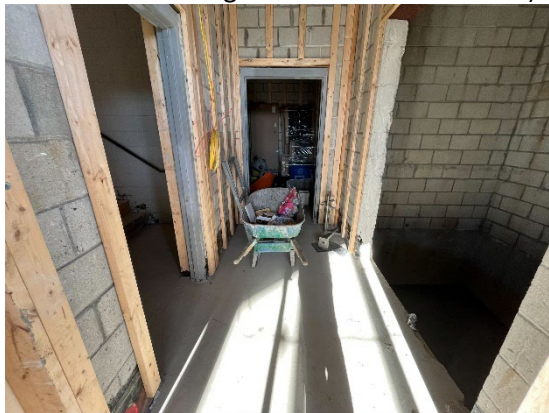


Photo 3. Residential space (elevator pit, stairs, and bike room door in view)



Photo 4. PVC Riser pipe in Bike room

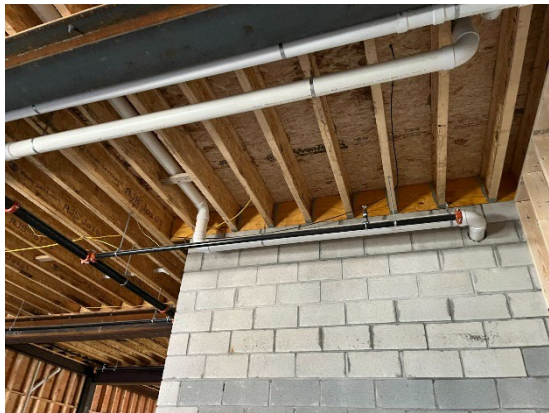


Photo 5. PVC Riser pipe exit out of bike room

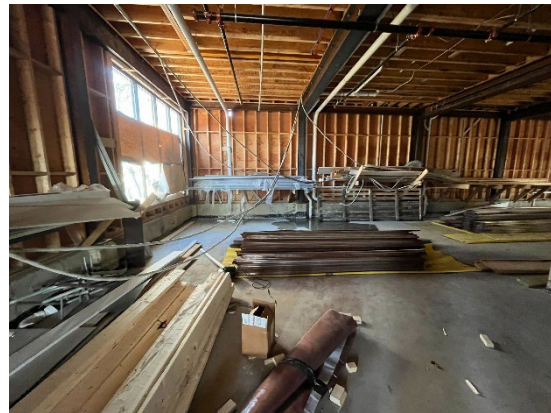


Photo 6. North Commercial Space

121 Washington Street
Somerville, Massachusetts
Sub-slab Vapor Mitigation System Installation Observations – Photo Log
September and December 2024

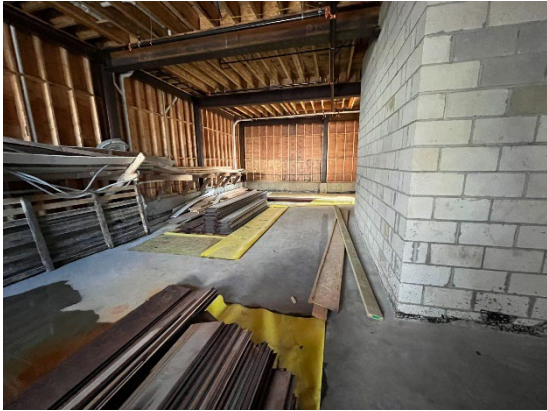


Photo 7. North Commercial space, looking East
(bike room wall in view)



Photo 8. PVC Riser Pipe exit on roof